

**SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PUBLIC WORKS  
Development Services Division**

Revision date: August 17, 2006

## **FORMAT HANDOUT**

This document contains the “pre-approved” language to be used for various statements on Final Maps, Parcel Maps and Records of Survey.

### **Final Maps and Parcel Maps**

#### **A. Owners Statement**

We, the undersigned, hereby state that we are all the owners of, (and all recordholders of security interest in,) and all parties having any record title interest in the real property included within the subdivision and project shown on this map, and that each of us does hereby consent to the filing and/or recordation of this map.

When the signatures of existing Deed of Trust holders are not necessary on a Parcel Map, omit “and all record holders of security interest in,”.

In those instances when the subdivision map includes a “condominium plan” the following should be added: ...and that each and all of us consent to recording of the within condominium plan pursuant to Sections 1350 et seq. of the California Civil Code.

#### **Dedications (add where appropriate)**

- (1) We hereby dedicate to the public for public use all (streets, ways, courts, etc.) shown on this map....
- (2) ...and also dedicate to the public the easement(s) for (drainage, sewer, etc.) purposes so designated on this map and all uses incident thereto.
- (3) If there are Public Utility Easements add:

...and we hereby reserve to ourselves, our heirs, and assigns for the use and benefit of the several public utility companies which are authorized to serve in said subdivision, easements for public utility purposes, delineated on said map as “Public Utility Easement”, or “P.U.E.”

or: ...and we hereby dedicate to the public for public use and the benefit of the several public utility companies which are authorized to serve in said subdivision, easements of public utility purposes delineated on said map as “public utility easement” or “P.U.E.”

- (4) When private driveway easements or road easements, etc. (open space easement) occur, use the following general wordage after P.U.E. reservation:

“We also reserve to ourselves, our heirs, and assigns (certain private road, drainage) easements for the use and benefit of the present or future owners of the lots affected by such easements as delineated on said map.”

- (5) When relinquishment of access rights is to be made, the following shall be added:

...and further by the recordation of this map, we hereby relinquish all rights of (vehicular) ingress to or egress from Lots No. \_\_\_\_\_, over and across the (northerly, southerly, easterly or westerly) lines of said lots abutting (name of street or streets).

- (6) The following shall be added when excavation and embankment slopes are required:

We also hereby dedicate to the public the privilege and right to extend and maintain drainage structures, 1½ to 1 excavation slopes, 1½ to 1 embankment slopes upon all of those certain lot areas where said slopes or embankments or drainage structures extend beyond the limits of the dedicated rights of way included within Tract No. \_\_\_\_\_ wherever required for the construction and maintenance of road beds occupying the fill width of said portions, also the privilege and right to plant and maintain grass, plants, and/or trees on said slopes for soil erosion protection of same. (Modify wording to meet conditions.) Said privilege and right shall be superior to the right of the owners, and their heirs and assigns to lateral support.

- (7) Offer to Dedicate in Fee Simple

...and we hereby off to dedicate lot(s) \_\_\_\_\_ in fee simple to the public.

NOTE: “Grant in Fee Simple” is wording used on a separate document i.e., a deed, which would be delivered to the public entity and accepted by resolution.

- (8) Offer to Dedicate of Physical Sewer

...and we hereby dedicate to the public for use all sanitary sewers and appurtenant structures within (and without) said subdivision constructed as part of the improvement thereof.

Trustees/Beneficiaries Signature

\_\_\_\_\_ as Trustee/Beneficiaries under a deed of trust dated \_\_\_\_\_, 20\_\_\_\_  
recorded in (Book \_\_\_\_\_ at page \_\_\_\_\_) Document No. 20\_\_\_\_ - \_\_\_\_\_ of  
Official Records of San Luis Obispo, CA.

**B. Acknowledgments**

State of California )  
County of \_\_\_\_\_ ) ss

On \_\_\_\_\_ before me, \_\_\_\_\_ (here insert name and title of the officer), personally appeared \_\_\_\_\_ (here insert name of signator), personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Signature

Name Printed

County of \_\_\_\_\_

Commission Expires \_\_\_\_\_

Commission # \_\_\_\_\_

**C. Signature Omissions (Subdivision Map Act Section 66436 (a) (3))**

- (1) The Signature(s) of \_\_\_\_\_ owner(s) of \_\_\_\_\_, as disclosed by deed recorded in Book \_\_\_\_\_ Pages \_\_\_\_\_ of \_\_\_\_\_ Records of \_\_\_\_\_ County, has (have) been omitted under the provisions of Section 66436 Subsection (a-3-A) of the Subdivision Map Act, their interest is such that it cannot ripen into a fee title and said signature(s) (is) (are) not required by the governing body.
- (2) The \_\_\_\_\_ signature(s) of \_\_\_\_\_ owner(s) of \_\_\_\_\_, as disclosed by deed recorded in Book \_\_\_\_\_ Pages \_\_\_\_\_ of \_\_\_\_\_ Records of \_\_\_\_\_ County, has (have) been omitted under the provisions of Section 66436, Subsection (a-3-B) the Subdivision Map Act, since by reason of changed condition, long disuse, or laches said interest appears to be no longer of practical use or value and said signature(s) (is) (are) impossible or impractical to obtain.

- (3) The Signature(s) of \_\_\_\_\_ owner(s) of \_\_\_\_\_, per deed recorded in Book \_\_\_\_ Pages \_\_\_\_ of \_\_\_\_\_ Records of \_\_\_\_\_ County, has (have) been omitted under the provisions of Section 66436 Subsection (a-3-C).

**D. Board of Supervisors Certificate or Statement (Map Act 66440)**

I do hereby certify (state) that the Board of Supervisors of the County of San Luis Obispo, State of California, did, on, \_\_\_\_\_, 20\_\_\_\_, approve this map of (Tract No. \_\_\_\_\_, Parcel Map No. \_\_\_\_\_) in accordance with the provisions of the Subdivision Map Act.....

Dated \_\_\_\_\_

\_\_\_\_\_  
Clerk of the Board of Supervisors  
of the County of San Luis Obispo  
State of California

- (1) If the improvements are going to be completed prior to the recordation of the map, the Board of Supervisors will accept the offers of dedication (and access right relinquishments) by certificate (statement) on the map:

- a)...and the offers of dedication shown hereon for (streets, ways, courts, drainage and sewage easements, etc.) were accepted on behalf of the public.  
b)...and the relinquishment of rights of ingress and egress were accepted on behalf of the public.

- (2) If improvements are going to be completed after the recordation of the map (with appropriate security and agreements), the Board of Supervisors will reject the offers of dedication and access right relinquishments on the map. After completion of improvements, the offers will be accepted by separate document.

- a)...and offers of dedication shown hereon for (streets, ways, courts, drainage easements, and sewage easements, etc.) were rejected without prejudice.  
b)...and the relinquishment of rights of ingress and egress were rejected without prejudice.

- (3) Abandonment Section

I also do hereby certify that the board of supervisors did order the abandonment of the irrevocable and perpetual offer to dedicate for public road purposes as recorded in book \_\_\_\_\_ of official records at page \_\_\_\_\_ in the County Clerk-Recorders office on \_\_\_\_\_, are hereby abandoned in accordance with government code section 66434g (tract map), 66445j (parcel map), with the filing of this map.

**E. Subdivision Maps**

(1) Surveyor's (or Engineer's) Statement

a) Parcel Map (Map Act 66449 (a))

This map was prepared by me or under my direction (and was compiled from record data) (and is based upon a field survey) in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of (name of person authorizing map) on (date). I hereby state that this parcel map substantially conforms to the approved or conditionally approved tentative map, if any.

Signed \_\_\_\_\_ Dated \_\_\_\_\_  
Registered Civil Engineer No. \_\_\_\_\_  
or Licensed Land Surveyor No. \_\_\_\_\_  
Exp. Date \_\_\_\_\_

b) Tract Map (Map Act 66442.5 (a))

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of (name of person authorizing map) on (date). I hereby state that all the monuments are of the character and occupy the positions indicated or that they will be set in those positions before (date), and that the monuments are, or will be, sufficient to enable the survey to be retraced, and that this final map substantially conforms to the conditionally approved tentative map.

Signed \_\_\_\_\_ Dated \_\_\_\_\_  
Registered Civil Engineer No. \_\_\_\_\_  
or Licensed Land Surveyor No. \_\_\_\_\_  
Exp. Date \_\_\_\_\_

(2) Monument Statement [applies only if a Parcel Map with a field survey]  
(Map Act 66445 (i))

I \_\_\_\_\_ hereby state that all monuments (are of the character and occupy the positions indicated) (will be set in such positions on or before \_\_\_\_\_)  
The monuments shown hereon are (will be) sufficient to enable the survey to be retraced.

Signed \_\_\_\_\_ Dated \_\_\_\_\_  
Registered Civil Engineer No. \_\_\_\_\_  
or Licensed Land Surveyor No. \_\_\_\_\_  
Exp. Date \_\_\_\_\_

**F. Recorder Certificate or Statement  
(Map Act 66442.5 (b) for Final Maps, 66449 (b) for Parcel Maps)**

Filed this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, at \_\_\_\_ m., in Book \_\_\_\_ of \_\_\_\_\_, at page \_\_\_\_\_  
\_\_\_\_\_, at the request of \_\_\_\_\_.

Document No. \_\_\_\_\_

Fee: \_\_\_\_\_

Signed \_\_\_\_\_

By \_\_\_\_\_  
Deputy

**G. County Surveyor's Certificate of Statement  
(Map Act 66442 (a) for Final Maps, 66450 for Parcel Maps)**

(1) Final Maps and Parcel Maps

I hereby certify (state) that I have examined the annexed map, that the subdivision shown hereon is substantially the same as it appeared on the tentative map and any approved alterations thereof and that all the provisions of the Subdivision Map Act and the San Luis Obispo County Code have been complied with and that I am satisfied that this map is technically correct.

Dated: \_\_\_\_\_

\_\_\_\_\_  
County Surveyor (R.C.E. or L.S. No.)

License Expiration Date \_\_\_\_\_

**H. Reversion to Acreage Maps: Refer to Map Act 66499.11**

No "Tax Collectors" or "Tax Bond" certificate or statement is required for a "Reversion to Acreage" Map, per Map Act Section 66499.20.

**I. Amending Maps (Map Act 66469 et. seq.)**

- (1) A reproduction of the map to be amended, shall be made.
- (2) Remove M.B. (book)/(page) from margin of all sheets of recorded map.
- (3) Add a Recorder's Certificate or Statement.
- (4) The words "Amending Map" shall appear prominently on each sheet above the tract number.

- (5) The subdivision will retain the same tract number but the recorder will reference the map book and page of the amending map on each sheet of the original map. The same reference will be made in the County Surveyor's files.
- (6) Mathematical changes on map will be checked by the subdivision section. Private engineers should indicate courses and distances changed or added when they submit prints.
- (7) The following certificate will be added to the original title sheet (Map Act 66471):

COUNTY SURVEYOR'S CERTIFICATE (Amending Map)

I hereby certify that I have examined this amending map, and that the only changes thereon from the original map (recorded in Map Book \_\_\_\_, Page \_\_\_\_\_) are those provided for in Section 66469 of the Government Code, and that I am satisfied that this map is technically correct.

Dated\_\_\_\_\_

County Surveyor

- (8) List all Fee Owners.

## **RECORDS OF SURVEY**

### **A. SURVEYOR'S STATEMENT (Professional Land Surveyors' Act 8764.5)**

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Professional Land Surveyor's Act at the request of \_\_\_\_\_  
\_\_\_\_\_ in \_\_\_\_\_, 20\_\_.  
(Name of Person Authorizing Survey)

(Signed and Sealed) \_\_\_\_\_ Dated \_\_\_\_\_  
L.S. (or R.C.E.) No. \_\_\_\_\_  
Expiration Date \_\_\_\_\_

### **B. COUNTY SURVEYOR'S STATEMENT (PLS Act 8764.5)**

This map has been examined in accordance with Section 8766 of the Professional Land Surveyor's Act this \_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

(Signed and Sealed) \_\_\_\_\_  
County Surveyor  
L.S. No. \_\_\_\_\_  
Expiration Date \_\_\_\_\_

Amending Maps (See I. above) Refer to PLS Act Section 8770.5.

### **C. SUBDIVISION MAP ACT COMPLIANCE [If not on latest equalized tax roll] (PLS Act 8762.5)**

I hereby certify that this map complies with all provisions of the Subdivision Map act and with all applicable local ordinances enacted pursuant thereto (because no division of land is hereby made).

Dated \_\_\_\_\_ County Surveyor \_\_\_\_\_  
L.S. No. \_\_\_\_\_  
Expiration Date \_\_\_\_\_

### **D. RECORDERS STATEMENT (PLS Act 8764.5)**

Filed this \_\_\_ day of \_\_\_\_\_, 20 \_\_, at \_\_\_\_\_.m., in Book \_\_\_\_ of \_\_\_\_\_, at page \_\_\_\_\_, at the request of \_\_\_\_\_.

Document No.: \_\_\_\_\_  
Fee: \_\_\_\_\_

Signed \_\_\_\_\_  
County Recorder  
By \_\_\_\_\_  
Deputy